105.0	0004	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	922,100	/	922,100
USE VALUE:	922,100	/	922,100
ASSESSED:	922,100	/	922,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRASSI ARMANDO & ANGELINA
Owner 2:	
Owner 3:	
Street 1:	12 LONGMEADOW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONANNO LUCIANO -
Owner 2:	BONANNO NICOLETTA -
Street 1:	12 LONGMEADOW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .215 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 2531 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9370.000	430,000	1,300	490,800	922,100
Total Card	0.215	430,000	1,300	490,800	922,100
Total Parcel	0.215	430,000	1,300	490,800	922,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.39 /Parcel: 364.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

67590

GIS Ref

GIS Ref

Insp Date

09/13/18

!8337!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0004-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	430,000	1300	9,370.	490,800	922,100		Year end	12/23/2021
2021	101	FV	414,800	1300	9,370.	490,800	906,900		Year End Roll	12/10/2020
2020	101	FV	414,700	1300	9,370.	490,800	906,800	906,800	Year End Roll	12/18/2019
2019	101	FV	324,000	1300	9,370.	490,800	816,100	816,100	Year End Roll	1/3/2019
2018	101	FV	324,000	1300	9,370.	420,700	746,000	746,000	Year End Roll	12/20/2017
2017	101	FV	324,000	1300	9,370.	392,600	717,900	717,900	Year End Roll	1/3/2017
2016	101	FV	324,000	1300	9,370.	336,500	661,800	661,800	Year End	1/4/2016
2015	101	FV	322,400	1300	9,370.	301,500	625,200	625,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:09:25

LAST REV

Date	Time
12/01/20	10:06:28
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8337

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONANNO LUCIANO	1383-44		5/3/2010		582,000	No	No		
KNIFFEN ROBERT	1187-9		5/1/1998		262,500	No	No		Y

USER DEFINED

Prior Id # 1:	67590
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2001	624	Redo Bat	5,000	C				REMODEL KIT/BATH.E
9/25/2000	759	Addition	10,000	O				EXTEND HOUSE 10 FE

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
6/3/2009	Meas/Inspect	189	PATRIOT
8/20/2001	Permit Visit	PM	Peter M
10/27/1999	Meas/Inspect	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9370		Sq. Ft.	Site		0	70.	0.75	4									490,771						490,800	

Total AC/HA:	0.21511	Total SF/SM:	9370	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 490,771	Spl Credit	Total: 490,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01499999
Adj $ / SQ:	137.025
Other Features:	119538
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482117
Depreciation:	52069
Depreciated Total:	430048

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

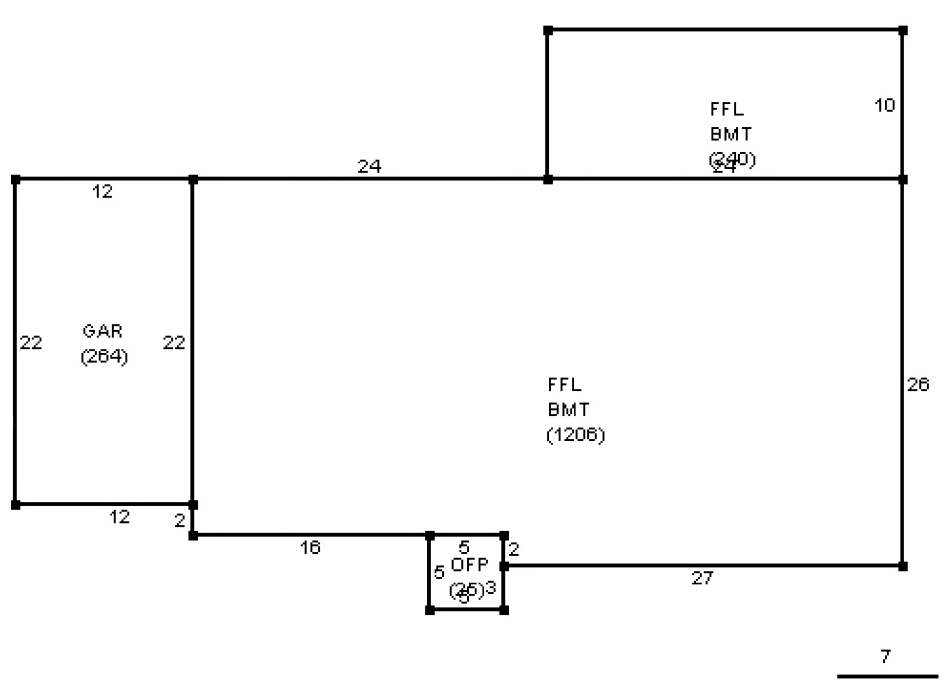
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.73
Special Features:	0	Val/Su Net:	135.18
Final Total:	430000	Val/Su SzAd	297.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,446	78.100	112,939
FFL	First Floor	1,446	137.020	198,138
GAR	Garage	264	24.840	6,557
OFP	Open Porch	25	44.660	1,117

Net Sketched Area:	3,181		Total:		318,750
Size Ad	1446	Gross Area	3181	FinArea	2531

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	2	14X14	A	AV	1990	4.16	T	23.2	101			1,300			1,300
2	Frame Shed	D	Y	1	20X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300